

KEY ELEMENTS OF PROPOSAL #1 AND HOW INCORPORATED INTO ZONING TEXT

The staff draft was developed by revising the existing AR-1 and AR-2 district regulations and incorporating three types of subdivision options within them. Two new districts, Rural Residential – 1 (RR-1) and Rural Residential – 2 (RR-2) were developed to incorporate the Board's proposal to allow for greater lot yield through the rezoning process.

Lot Yield. The draft includes a maximum lot yield of one lot per 20 acres in the AR-1 district and one lot per 40 acres in the AR-2 district, with the ability to attain a lot yield of 1 lot per 10 acres in the AR-1 district and one lot per 20 acres in the AR-2 district through the Principal/Subordinate subdivision option process. Through a rezoning process, a property owner could attain a lot yield of 1 lot per 7.5 acres in the AR-1 district and 1 lot per 15 acres in the AR-2 district.

Rezoning Option. The Board's proposal included an option to allow a property owner to increase the lot yield of a tract through the rezoning process. Two new zoning districts, RR-1 (Rural Residential – 1) and RR-2 (Rural Residential – 2) have been developed to accommodate that proposal. A modified process has also been developed (Section 6-1216) for remapping to the RR-1 district on tracts of less than 90 acres and to the RR-2 on tracts of less than 140 acres. The new Rural Residential districts were based, in part, on a Rural Residential district that was included in the original 1993 Zoning Ordinance. The use list of the old RR district was the base for developing the use lists for the proposed districts.

Subdivision Options. Within the AR-1 and AR-2 zoning districts three methods to subdivide a property are proposed. The **Base Density** option, a relatively simple method of subdivision, permits a property owner to subdivide a property with a lot yield of one lot per 20 acres, with a minimum lot size of 20 acres. The materials required to subdivide the property are minimal and involve the Director of Building and Development verifying that water and sewer is available to the property, that the minimum lot size can be met and that the parcels have acceptable access. The **Principal/Subordinate** subdivision option incorporates the Board's directive to establish a process to enable a property owner to "spin-off" a lot or lots at any time. A lot yield of one lot per 10 acres is established for the AR-1 district and one lot per 20 acres in the AR-2 district with the property owner able to subdivide as many lots at a time up to the total lot yield established for the property at time of first subdivision. A minimum lot size of 80,000 square feet (approximately 2 acres) is required with individual water and sewer systems to be located on the lot served. At least one lot of a minimum of 15 acres must be provided in the AR-1 and RR-1 districts and at least one lot of a minimum of 25 acres must be provided in the AR-2 and RR-2 districts to support rural economy uses. Within the Principal/Subordinate subdivision option, a landowner may choose to develop the property as a **cluster** development, with communal water and sewer systems permitted to be located on common open space. At least one lot in the cluster must be a minimum of 15 acres in the AR-1 and RR-1 districts and a one lot in the cluster must be a minimum of 25 acres in the AR-2 and RR-2 districts with the remaining cluster lots of between 80,000 square feet and 4 acres. In the new RR districts, clustering is required, while clustering is optional in the AR districts.

Open Space. The Board of Supervisors specified that a minimum of 70% of the site in the AR-1 and RR-1 districts and 85% of the site in the AR-2 and RR-2 districts must be in open space. In the draft text, staff has specified that at least 70% of the property must be comprised of large lots (15 acres or greater) and common open space in the AR-1 and RR-1 districts and at least 85% of the property in the AR-2 and RR-2 districts. This coupled with the maximum lot coverage of 15% on lots less than 15

acres (and 25 acres) and 8% on lots 15 acres (and 25 acres) and greater should accomplish the intent of open space and make for simpler administration rather than requiring eased open space.

Rural Economy Lot. The Board proposal contains a requirement that would maintain at least one larger lot of a minimum of 15 acres in the AR-1 and RR-1 districts and 25 acres in the AR-2 and RR-2 districts that could be used for rural economy uses. The staff draft requires with both the Principal/Subordinate and rezoning to the RR districts that at least one lot of a minimum of 15 acres be maintained in the AR-1 and RR-1 districts and one lot of a minimum of 25 acres be maintained in the AR-2 and RR-2 districts.

Minimum Lot Size. A minimum lot size of 2 acres is proposed, as specified by the Board of Supervisors. The intent of this minimum size is that individual water and sewer systems may be located on most lots with a minimum lot size of 2 acres. Staff has proposed a minimum lot size of 80,000 square feet to allow for the dedication of right-of-way. Staff recognizes that the ZORC recommended a minimum lot size of 1 acre and the REDC recommends no minimum lot size. However, because the Board proposal specified a 2-acre minimum, staff included a minimum lot size of 80,000 square feet in the draft text.

Water and Sewer on Individual Lots. The Board proposal contained a requirement that water and sewer be provided on site. Staff has included such a requirement, but has included an option for off-site communal water and sewer systems in the cluster development design. Such communal systems are proposed to be located within common open space and not on individual lots.

Uses. Within the Principal/Subordinate subdivision option the permitted uses are the same as the AR district, with many uses being subject to the Additional Regulations of Section 5-600. Such additional regulations restrict certain uses based on minimum lot size. Within the Rural Residential district, the potential for a conflict between rural uses and lots of approximately 2 acres is anticipated and the types of rural economy uses permitted are those that are more compatible with residential development.

Other portions of the ordinance are proposed to be amended to accommodate the subdivision options and uses proposed in the affected districts. Such revisions are needed to Article 5-600 to include references to the new districts and to Article 8 to include definitions of the proposed changes.

The Staff draft of the proposed changes to the AR districts and the creation of the RR districts closely mirrors the Board of Supervisors proposal dated July 21, 2005. Elements of the proposal included in the draft include the spin-off lot concept, clustering, open space, minimum lot yield and uses.

Index for Implementation of "Proposal #1 for Western Zoning"

Board Proposal	AR-1	AR-2	RR-1	RR-2
Base Density (Lot Yield) [20/40][7.5/15]	2-103(A)(1)	2-203(A)(1)	2-151(B)	2-251(B)
Parent/Child Density (10/20)	2-103(B)(1)(b)&	2-203(B)(1)(b)&		
	2-103(C)(1)(b)	2-203(C)(1)(b)		
Trigger Points	2-103(B)(1)(a)&	2-203(B)(1)(a)&	2-152(A)(2)	2-252(A)(2)
	2-103(C)(1)(a)	2-203(C)(1)(a)		
Use List (Base Density)	2-103(A)(2)	2-203(A)(2)		
Use List (Parent/Child)	2-103(B)(3)(a)	2-203(B)(3)(a)		
Use List (Parent/Child - Cluster)	2-103(C)(3)(h)&	2-203(C)(3)(h)&		
	2-103(C)(4)(e)	2-203(C)(4)(e)		
Use List (Rezoning Option)			2-154(A)(9)&	2-254(A)(9)&
			2-154(B)(5)&(6)	2-254(B)(5)&(6)
			2-154(C)(2)&3	2-254(C)(2)&3
Minimum Lot Size - 2 acres	2-103(B)(4)(a)&	2-203(B)(4)(a)&	2-154(A)(5)	2-254(A)(5)
	2-103(C)(3)(d)	2-203(C)(3)(d)		
Open Space	2-103(C)(2)(i)	2-203(C)(2)(i)	2-153(G)	2-253(G)
Principal/Subordinate Subdivision Option	2-103(B)	2-203(B)		
Subordinate lots may be created any time	2-103(B)(2)(f)	2-203(B)(2)(f)		
Lots to be self sufficient for conventional well/septic	2-103(A)(4)(c)&	2-203(A)(4)(c)&	2-157	2-257
	2-103(B)(4)(6)&	2-203(B)(4)(6)&		
	2-103(C)(9)	2-203(C)(9)		
Minimum of One "Rural Economy Lot" 15/25 acres	2-103(B)(2)(j)&	2-203(B)(2)(j)&	2-153(B)&	2-253(B)&
	2-103(B)(2)(a)&(h)	2-203(B)(2)(a)&(h)	2-154(B)	2-254(B)
Cluster Design Permitted in "Principal/Subordinate"	2-103(C)	2-203(C)		
Cluster Design required by the rezoning option			2-151&	2-251 &
			2-152(A)(4)	2-252(A)(4)
Trigger points for maximum rezoning 90/140			2-152(A)(3)	2-252(A)(3)